

\$399,000 - 4203 72 Avenue, Lloydminster

MLS® #A2102909

\$399,000

5 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.12 Acres

West Lloydminster City, Lloydminster, Alberta

Step into this inviting and beautifully maintained 5-bedroom home on the Alberta side of Lloydminster, where comfort meets convenience. Each room is bathed in natural light, thanks to the abundance of windows, creating a warm and welcoming atmosphere. The primary bedroom is a true retreat, featuring a luxurious jacuzzi tub in the ensuite – perfect for unwinding after a long day.

The heart of this home is the kitchen, enhanced with additional cabinets offering ample storage for all your culinary needs. And it doesn't stop there – the kitchen also boasts a walk-in pantry, chic tile backsplash, and sleek stainless steel appliances that are included.

Entertaining and daily life are a breeze in the spacious, open-plan living area, adorned with stylish hardwood and tile flooring. Downstairs, the 9 ft ceilings enhance the sense of space, complemented hardwood flooring, a play area and a living room.

Comfort is key in every season with the convenience of an air-conditioned interior and a heated double garage – ideal for those chilly mornings. Outside, the fully fenced backyard features an enclosed deck, providing plenty of dry storage space.

This home truly has it all, combining modern amenities with a welcoming vibe, all set in a



fantastic Lloydminster location near shopping, restaurants, and schools. It's more than a house; it's a place to call home.

Built in 2010

Essential Information

MLS® #	A2102909
Price	\$399,000
Sold Price	\$395,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,390
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	4203 72 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2H7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	January 25th, 2024
Date Sold	February 2nd, 2024
Days on Market	8
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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